

**TIVERTON PLANNING BOARD
MINUTES OF PLANNING BOARD WORKSHOP
March 26, 2009**

A workshop was held at 7:00 P.M at the Tiverton Community Center, 346 Judson Street Tiverton. Board members present were: Chair Stephen Hughes, Patricia Sylvester, Patricia Cote, Frank DiMauro, Stuart Hardy, Philip Marks and Peter Moniz. Also present was Christopher Spencer, Town Planner. Member Stephen McDonald was absent.

1. Review of Comprehensive Community Plan Update Revisions Two packages of update material had been previously distributed by Mr. Spencer. Mr. Spencer stated that these packages contain most of the back and forth correspondence with Statewide Planning. He indicated that it was his understanding if the changes were made in accordance with the language suggested, then the plan would be approved.

The Chair asked Mr. Spencer to describe TDR's (Transfer of Development Rights). Implementation of a TDR program was among the suggested policy revisions. Mr. Spencer stated that a TDR program would map out "sending areas" to be preserved and "receiving areas" available for more dense development. Developers would be able to develop with more density than is currently allowed within a receiving area, provided that they purchase development rights from a sending area. These development rights purchases could be completed via a land bank or a land trust such as the Tiverton Land Trust. A developer might also be able to purchase development credits, with the proceeds to be used to preserve land within the sending area.

The Chair asked how sewage disposal within the receiving area would be handled. Mr. Spencer replied that public sewers would likely be required to increase density. The Chair inquired about the impact of more dense and concentrated development on the School Department. Mr. Spencer replied that there was an impact fee in place to offset these costs.

Discussion ensued regarding the other revisions proposed. It was noted that any new policies would need to be added to the Implementation Table, with implementation responsibilities and a time frame assigned.

2. Schedule and Procedure for Forwarding Final Versions of Comprehensive Community Plan Update to Town Council for Review and Approval Mr. Hardy stated that the suggested revisions were excellent, and urged the Board to move forward to request a workshop with the Town Council. The Town Council would also decide if the changes were substantive enough to require Planning Board and Town Council public hearings. If public hearings were required, the Board would request to hold them jointly to expedite the process. Mr. Spencer stated that in his opinion the changes were not substantive, but it would be up to the Town Council to decide. The Chair agreed to submit an agenda request for the Town Council's next meeting (April 6).

3. Overview and General Discussion of Methodology for Zoning Ordinance Amendments Mr. Hardy stressed the need for a schedule for the Zoning Ordinance rewrite. Mr. Spencer suggested an interim revision to Zoning concentrating on the General Commercial areas. He suggested that this should be done as soon as possible, and that a thorough review of Zoning would follow

A brief discussion ensued regarding "Form Based Codes". Implementation of a Form Based Code would entail a complete rewrite of Zoning, with more of an emphasis on visual guides. A Form Based Zoning Code gives more predictability to both the applicant and the community. In contrast to current Zoning, it emphasizes what you can do rather than what you cannot do. Mr. Moniz suggested receiving input from property owners during the revision process.

Mr. Spencer suggested that the interim changes to Zoning should set up a process for commercial development much like the conservation development process. The developer/applicant would meet with a design committee,

and the site would be assessed via context mapping, photos and site visits. The design committee would then make a recommendation regarding the setbacks and lot coverage that should be allowed for the site in question. Mr. Spencer stated that he would try to forward draft interim language to the Planning Board in two weeks.

4. Miscellaneous Mr. Spencer noted that the new GIS (Geographic Information System) would be a very valuable tool for Zoning revisions and general planning once it is up and running. Specifically, parcel inventories and queries would help the Town to define the existing conditions.

The workshop concluded at approximately 9:30 P.M.

(Italicized words represent corrections made on the approval date.)

Submitted by: _____
Kate Michaud

Approval Date: April 7, 2009